

Fill in this information to identify the case:

United States Bankruptcy Court for the District of Utah

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 205

Involuntary Petition Against a Non-Individual

12/15

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against an individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed

1. Chapter of the Bankruptcy Code

Check one:

- ☐ Chapter 7
☒ Chapter 11

Part 2: Identify the Debtor

2. Debtor's name

Cohen Grand Lodge, LLC

3. Other names you know the debtor has used in the last 8 years

Include any assumed names, trade names, or doing business as names.

4. Debtor's federal Employer Identification Number (EIN)

☐ Unknown

47-3134318

5. Debtor's address

Principal place of business

314 Hunter Ridge Drive
Number Street

Brian Head UT 84719
City State ZIP Code

Iron
County

Mailing address, if different

220 Franklin Turnpike
Number Street

P.O. Box

Mahwah NJ 84719
City State ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City State ZIP Code

Debtor Cohen Grand Lodge, LLC
Name

Case number (if known) _____

6. Debtor's website (URL) _____

7. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other type of debtor. Specify: _____

8. Type of debtor's business

Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the types of business listed.
☐ Unknown type of business.

9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?

☒ No

☐ Yes. Debtor _____ Relationship _____

District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY

Debtor _____ Relationship _____

District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY

Part 3:

Report About the Case

10. Venue

Check one:

- ☒ Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district.
☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.

11. Allegations

Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).

The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

- ☒ The debtor is generally not paying its debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount.
☒ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or an agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

☒ No

☐ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

Debtor Cohen Grand Lodge, LLC
Name

Case number (if known) _____

13. Each petitioner's claim

Name of petitioner

Nature of petitioner's claim

Amount of the claim
above the value of
any lien

See attached

\$ _____

\$ _____

Total of petitioners' claims

\$ _____

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at the top of each sheet. Following the format of this form, set out the information required in Parts 3 and 4 of the form for each additional petitioning creditor, the petitioner's claim, the petitioner's representative, and the petitioner's attorney. Include the statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

Part 4: Request for Relief

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

Petitioners or Petitioners' Representative

Name and mailing address of petitioner

Texas Express Loans, Inc.

Name

753 East Walnut Street

Number Street

Long Beach

City

NY

State

11561

ZIP Code

Name and mailing address of petitioner's representative, if any

Edward Lester, President

Name

same as above

Number Street

City

State

ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/07/2017

MM / DD / YYYY

/s/ Edward Lester, President

Signature of petitioner or representative, including representative's title

Attorneys

Michael R. Johnson

Printed name

Ray Quinney & Nebeker P.C.

Firm name, if any

36 South State Street, Suite 1400

Number Street

Salt Lake City

City

UT

State

84111

ZIP Code

Contact phone 801-323-3363 Email mjohnson@rqn.com

Bar number 7070

Date Utah

/s/ Michael R. Johnson

Signature of attorney

Date signed 05/08/2017

MM / DD / YYYY

Debtor

Cohen Grand Lodge, LLC
Name

Case number (if known)

Name and mailing address of petitioner

Cohen General Growth Hotels, L.P.
Name
11650 South State Street, Suite 240
Number Street
Draper UT 84020
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Zohar A. Cohen
Name
11650 South State Street
Number Street
Draper UT 84020
City State ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/07/2017
MM / DD / YYYY

X /s/ Zohar A. Cohen
Signature of petitioner or representative, including representative's title

Michael R. Johnson
Printed name

same as above
Firm name, if any

Number Street
City State ZIP Code

Contact phone Email

Bar number

State

X /s/ Michael R. Johnson
Signature of attorney

Date signed 05/08/2017
MM / DD / YYYY

Name and mailing address of petitioner

James Parsons III
Name
5328 West 1650 North
Number Street
Cedar City UT 84279
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Name
Number Street
City State ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/07/2017
MM / DD / YYYY

X /s/ James R. Parsons, III
Signature of petitioner or representative, including representative's title

Michael R. Johnson
Printed name

same as above
Firm name, if any

Number Street
City State ZIP Code

Contact phone Email

Bar number

State

X /s/ Michael R. Johnson
Signature of attorney

Date signed 05/08/2017
MM / DD / YYYY

Debtor Cohen Grand Lodge, LLC
Name

Case number (if known) _____

Name and mailing address of petitioner

Cherese Platt
Name

426 East Nichols Canyon Road 1407
Number Street

Cedar City UT 84721
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Name

Number Street

City State ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 05/07/2017
MM/DD/YYYY

X /s/ Cherese Platt

Michael R. Johnson

Printed name

same as above

Firm name, if any

Number Street

City State ZIP Code

Contact phone _____ Email _____

Bar number _____

State _____

X /s/ Michael R. Johnson
Signature of attorney

Date signed 05/08/2017
MM / DD / YYYY

Involuntary Petition of Debtor: Cohen Grand Lodge, LLC

Section 13 - Claims of Petitioning Creditors:

1. Texas Express Loans, Inc.
Edward Lester, President
753 East Walnut Street
Long Beach, New York 11561
Debt: \$7500
Basis: For consulting services rendered April 10, 2017 through May 5, 2017
2. James Parsons III
5328 West 1650 North
Cedar City, Utah 84279
Telephone: 435-559-1637
Debt: \$420
Basis: Unpaid payroll, March 28, 2016 through April 2, 2016
3. Cohen General Growth Hotels, L.P.
11650 South State, Suite 240
Draper, UT 84020
Debt: \$1,000,000
Basis: Loan to debtor for payment of \$1,000,000 to Fairview under forbearance agreement
4. Cherese Platt
426 East Nichols Canyon Road 1407
Cedar City, Utah 84721
Debt: \$300
Basis: Overtime week of 2/17/16
Regular Wages 3/28/16 through 4/2/16